

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

1. Name of Property

Historic name: Campbell Commercial Historic District

Other name/site number: N/A

2. Location

street & number: Ash, Locust and South Magnolia Streets, & West Grand Avenue

not for publication: N/A

city/town: Campbell

vicinity: N/A

state: MO county: Dunklin code: 069

zip code: 63933

3. Classification

Ownership of Property: Private and Public

Category of Property: District

Number of Resources within Property:

Contributing	Noncontributing	
<u>19</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>19</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this x nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets _____ does not meet the National Register Criteria.

____ See continuation sheet

Signature of certifying official G. Tracy Mehan III, Director Date 8/16/91

Department of Natural Resources and State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. _____ See continuation sheet.

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau

5. National Park Service Certification

I hereby certify that this property is:

- _____ entered in the National Register _____
_____ See continuation sheet.
- _____ determined eligible for the _____
National Register _____
_____ See continuation sheet.
- _____ determined not eligible for the _____
National Register _____
- _____ removed from the National Register _____
- _____ other (explain): _____

Signature of Keeper _____ Date of Action _____

6. Function or Use

Historic:	<u>COMMERCE/TRADE</u>	Sub:	<u>specialty stores</u>
	<u>COMMERCE/TRADE</u>		<u>financial institutions</u>
	<u>GOVERNMENT</u>		<u>city hall</u>
	<u>DOMESTIC</u>		<u>hotel</u>
Current :	<u>COMMERCE/TRADE</u>	Sub:	<u>specialty stores</u>
	<u>GOVERNMENT</u>		<u>city hall</u>
	<u>DOMESTIC</u>		<u>multiple dwelling</u>

7. Description

Architectural Classification:

LATE 19TH AND EARLY 20TH CENTURY REVIVALS

Colonial Revival

OTHER: One-part and Two-part Commercial Blocks

Other Description: N/A

Materials: foundation brick roof asphalt
walls brick other concrete

Describe present and historic physical appearance. X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: Local.

Applicable National Register Criteria: A,C

Criteria Considerations (Exceptions) : N/A

Areas of Significance: ARCHITECTURE
COMMERCE

Period(s) of Significance: 1883 - ca. 1930

Significant Dates : N/A

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above. X See continuation sheet.

9. Major Bibliographical References

See continuation sheet

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

10. Geographical Data

Acreage of Property: Approx. 4.5 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	<u>15</u>	<u>761880</u>	<u>4042420</u>	B	<u>15</u>	<u>762040</u>	<u>4042540</u>
C	<u>15</u>	<u>762140</u>	<u>4042420</u>	D	<u>15</u>	<u>761980</u>	<u>4042300</u>

____ See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: Kimberley A. Murphy, Phil Thomason

Organization: Thomason and Associates Date: 5/23/91

Street & Number: P.O. Box 121225 Telephone: 615-383-0227

City or Town: Nashville State: TN ZIP: 37212

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Campbell Commercial Historic District Page # 1

The Campbell Historic District is located in downtown Campbell, Missouri and contains twenty-two buildings of which nineteen are considered contributive to the character of the district. All of the buildings are one or two stories in height and of masonry construction. Many of the buildings retain their original storefronts and upper facade decoration. The commercial area continues to be a center for commerce in the community and contains a variety of businesses. Post-1940 construction has been minimal in the district and the overall early 20th century appearance of the commercial area remains intact.

Campbell (pop. 2,131) is located in the western part of the Bootheel of southeast Missouri. The community is sited in the northern section of Dunklin County nineteen miles north of the county seat of Kennett. The area surrounding Campbell is made up of flat, agricultural lands that support peaches, peas, soybeans, wheat and a variety of vegetables. The Cotton Belt Railroad was constructed through the area in the late 19th century and Campbell developed as a railroad center. The town's first buildings were built north of the railroad line on Grand Avenue, with the commercial area extending along Ash, Locust, and Main Streets. An industrial area grew south of the railroad tracks. The oldest residential neighborhoods are located adjacent to the commercial district. Several additions were made east, north and west of the town at the turn of the century.

From its inception, the town was planned with an eye for the future, so that it would not become a country-store and sawmill village.¹ The streets are wide and were laid out in a grid plan by a Major Rayburn on ten acres of farm land. The railroad contributed and laid out another forty acres for the town.² There are no churches or schools in the district; they were built outside the commercial area, in the residential neighborhoods. Campbell was developed as a railroad "T-Town" with the residential and business districts laid out on the north side of the tracks.³ This plat arrangement was a

¹ Campbell Area Genealogical and Historical Society, Campbell Area History, 1800s - 1900s (Dallas: Taylor Publishing Company, 1983), 11.

² Mary Smith-Davis, History of Dunklin County, Missouri, 1845-1895 (St. Louis: Nixon-Jones Printing Company, 1896; reprint, Kennett, Missouri: Thrower Printing Company, 1962), 108-109 (page references are to reprint edition).

³ John C. Hudson, "Towns of the Western Railroads," Great Plains Quarterly 2 (1982), p. 47-48.

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common one in railroad communities by the end of the 19th century as towns tended to develop on one side of the tracks than the other.⁴

Campbell's Commercial Historic District is the heart of the town's commercial center. The first businesses in Campbell were located along Grand Avenue. It is bordered on the north by the older residential neighborhoods of the town and by the railroad to the south. The district runs two blocks along West Grand Avenue, and includes Boyd's Department Store and the Pol-Mac Apartments on its east and west boundaries. The streets are laid out in a grid plan, with alleys running north to south parallel to the streets. Concrete sidewalks line all the streets in the commercial district. There are few trees in the district and minimal benches or other street furniture.

The buildings in the commercial district of Campbell were largely constructed between ca. 1900 and ca. 1930. Seven were built between ca. 1900 and 1909, seven between ca. 1910 and ca. 1915, and five between ca. 1916 and ca. 1930. There are three non-contributing structures built between 1951 and 1963. Most of the buildings are one-part or two-part attached brick commercial buildings with decorative brick or metal storefronts. These commercial building designations are described in Richard Longstreth's publication The Buildings of Main Street and refer to buildings with separate storefronts and upper facade areas.⁵ Six storefronts retain their original cast iron pilasters manufactured in St. Louis by Mesker Brothers Front Builders (one), St. Louis Architectural Iron Company (one), and Christopher and Simpson (four). Other storefronts have decorative brick cornices and chamfered corner entrances. The building at 103-109 S. Locust Street has undergone almost no alteration since it was constructed ca. 1900 (Photo # 11). It retains its original upper facade of pressed metal as well as its original wood and glass storefront configuration.

There are twenty-two buildings in Campbell's Commercial Historic District with only three regarded as non-contributing. Contributing buildings are those which are significant to the historic and architectural development of Campbell. They possess original design elements and maintain the scale, use, texture, and materials of the district. Storefronts on contributing buildings may have been altered but these buildings retain their original upper facade detailing or sufficient character to identify them as from their period. Wood awnings were added to many of the buildings in 1982 but these awning additions did not result in the removal of original fabric and are reversible. Although these awnings visually impact the storefronts of some

⁴ Ibid, p. 47.

⁵ Richard Longstreth, The Buildings of Main Street. Preservation Press: Washington D.C., 1987. p.24, p. 54.

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buildings they do not obscure upper facades and their presence does not render a building non-contributing. The non-contributing resources in the district were built or altered significantly following the district's period of significance.

Individual Property Descriptions

1. 101 North Ash Street, Rice Hardware Company (Photo # 12): One-story brick, rectangular plan building with a chamfered corner entrance originally built as a hardware store. The main entrance has original single-light glass and wood double doors. Flanking the entrance are cast iron pilasters with floral medallions, vertical fluted and pellet molding and floral capitals. These pilasters are inscribed "Mesker Bros. Front Builders, St. Louis, MO." The Ash Street facade is divided into eleven bays by narrow cast iron pilasters. Between the pilasters are large single-light display windows which rest on frame bulkheads. Above the display windows are transom bars and single-light transom windows which have been covered with wood panels. Across the width of this facade is a ca. 1910 wood and corrugated metal awning with metal support brackets. The upper facade has a pressed metal front with fleur-de-lis, scalloped medallion and floral decorations stamped into the panels. Above the entrance bay, the pressed metal panels are built slightly higher than the rest of the roofline and have rectangular pressed metal brackets. The West Grand facade has an added concrete foundation and original two-light glass and paneled-wood double doors. This entrance has a segmental arch and an arched single-light transom. In the upper facade are small single-light arched windows with brick relief arching. At the roofline is a row of brick modillion blocks and a flat parapet wall with terra cotta coping. (C)

2. 103 North Ash Street (Photo # 7): One-story, one-part, brick, five-bay rectangular plan commercial building constructed ca. 1910 as a hardware store annex. The building retains an original storefront with the main entrance located in the central bay. This entrance has original twelve-light glass and wood double doors. Above the doors is a six-light rectangular transom. Flanking display windows are single-light and rest on brick bulkheads. Over the display windows are three-light rectangular transoms. Across the width of the storefront is a wood and metal shed awning. This awning has metal support brackets and was rebuilt ca. 1990. In the upper facade are five recessed brick panels separated by brick piers. Above and below these panels are rows of corbelled brick. At the roofline is a flat parapet wall with terra cotta coping. (C)

3. 100 South Ash Street (Photo # 11): This one-story brick rectangular plan bank building was constructed in 1915. The Ash Street facade has two bays and an entrance which was altered ca. 1950 with an aluminum and glass door and structural glass blocks. Above the entrance is a metal awning. The flanking display window has also been enclosed with structural glass blocks. The

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building has a stretcher-bond brick exterior of has been painted white. These two bays are divided by brick pilasters with concrete Doric capitals. The West Grand Avenue facade has four bays. The entrance bay on this facade has a ca. 1980 solid wood door and above the door is a rectangular transom opening that has been enclosed with wood panels. The two west bays have original copper and glass display windows and four-light glass and wood rectangular transoms. Flanking the entrance and in the east bay are two one-over-one rectangular wood sash windows. Below the roofline is a concrete cornice with dentils. At the roofline is a stepped parapet wall with concrete coping. The building was once occupied by the Bank of Campbell and retains its original bank vault, which was manufactured by Halls' Safe and Iron Works of St. Louis. (C)

4. 101 South Ash Street, 303-307 West Grand Avenue (Photo # 13): Built ca. 1900, this two-story brick, rectangular plan building is located on the south corner of West Grand Avenue and South Ash Street and has a chamfered corner entrance. The building was extended an additional four bays along West Grand Avenue soon after its original construction. The storefronts have been altered with a ca. 1920 scored stucco and large single-light fixed display windows. In the west bays are two entrance openings set within segmental arches on the first floor. One opening has been enclosed with wood panels but the west opening has a ca. 1970 wood door and original single-light transom. Across the width of the storefront is a ca. 1920 wood and metal awning and metal support brackets. In the upper facade are one-over-one rectangular wood sash windows set within segmental arches. At the roofline is a corbelled brick cornice and concrete parapet. The corner entrance has a ca. 1960 single-light glass and wood door. The South Ash Street storefront has a large single-light glass and wood fixed display window which rests on a frame bulkhead and cast iron lug sill. Above the display window is a transom bar and two single-light transoms. Flanking the display window are fluted cast iron pilasters with floral medallions. These pilasters were manufactured by the St. Louis Architectural Iron Company. On both facades of the building is a wood awning that was added in 1982. The interior of the bank was originally decorated with white marble, mahogany, and bronze. The base of the walls was lined with white marble and the floor was laid with white tile. The West Grand addition has two storefronts. Each storefront has a ca. 1960 single-light glass and wood door. Flanking the doors are original two-light glass and wood display windows which rest on ca. 1960 brick bulkheads. Above the display windows and doors are transoms which have been enclosed with wood panels. Dividing each bay are original cast iron pilasters manufactured by Christopher and Simpson of St. Louis. These pilasters have recessed panels and rest on cast iron lug sills. The west facade of the building has a ca. 1960 metal staircase which leads to a second story entrance. The upper facade is of six-course common bond brick. In the second story are paired one-over-one rectangular wood sash windows set within segmental arches. Above the windows are two courses of brick relief arching. At the roofline is a

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corbelled brick cornice and concrete parapet. The interior has been remodeled. Across the storefront is a ca. 1910 wood and metal awning with metal support brackets. (C)

5. 102-106 South Ash Street (Photo # 14): One-story, brick commercial building constructed ca. 1915 with three separate storefronts. The 106 storefront is original and has a recessed entrance with an original single-light glass and wood door. Display windows have large glass lights with copper muntin bars. The display windows rest on scored stucco bulkheads. Over the display windows is a transom bar and the transom has been covered with plywood panels. Across the width of the storefront is a metal awning added ca. 1970. The 104 storefront (library) was remodeled ca. 1965 with wire brick bulkheads and aluminum and glass display windows and door. Across the width of the building is a wood awning added in 1982. The 102 storefront has been bricked over in recent decades. The upper facade of each section has recessed brick panels, a pierced brick wall vent, and corbelled brick cornice. This upper facade is of yellow brick. At the roofline is a flat parapet with concrete coping. The interiors of all three sections have been remodeled. (C)

6. 103 South Ash Street (Photo # 6): One-story brick, three-bay, rectangular plan commercial building built ca. 1928. The building has a recessed entrance with an aluminum and glass door and aluminum and glass display windows. The display windows rest on original brick bulkheads. Across the width of the facade is a 1982 wood awning. The upper facade has an exterior of yellow wire brick as at the roofline is a row of soldier coursing and terra cotta coping. The interior retains its original open floor space. (C)

7. 105 South Ash Street (Photo # 6): One-story brick, three-bay, rectangular plan commercial building constructed ca. 1925. The building has a recessed entrance with an original single-light glass and wood door and rectangular transom. Flanking the entrance are ca. 1970 aluminum and glass display windows which rest on original brick bulkheads. Across the storefront is a ca. 1970 plexiglass and metal awning. The upper facade is composed of yellow wire brick and at the roofline is terra cotta coping. The interior has been remodeled but has original open floor space. (C)

8. 107-109 South Ash Street (Photo # 6): One-story brick building constructed by J.E. Sale in 1963. The building has two storefronts and an exterior of wire brick. (NC)

9. 110-112 South Ash Street (Photo # 5): One-story brick, three-bay rectangular plan commercial building constructed ca. 1915. The building has three storefronts which were remodeled ca. 1970 with brick bulkheads and aluminum and glass display windows and doors. The south storefront retains an original single-light glass and wood door. Across the width of the storefront is a shed wood awning added in 1982. The upper facade is composed of yellow

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glazed brick with no decorative detailing. At the roofline is a flat concrete parapet with terra cotta coping. The interior has open floor space with an original pressed metal ceiling. (C)

10. 113 South Ash Street (Photo # 6): One-story brick building constructed in 1951 with a ca. 1970 storefront. (NC)

11. 115-117 South Ash Street, Cotton Belt Hotel (Photo # 15): Two-story, six-bay, rectangular plan brick building constructed as a hotel building ca. 1900. The building has a chamfered corner entrance which has been bricked over and enclosed. The South Ash Street facade has two storefronts which were remodeled ca. 1925. This storefront remodeling displays two recessed entrances with single-light glass and wood double doors. Above the doors are two-light transoms. Display windows have both large single lights and structural glass blocks resting on black tile bulkheads. Above the display windows are transom bars and transoms with single-light glass panels and black tile panels. Dividing each storefront bay are cast iron pilasters which were installed when the building was constructed. These pilasters have recessed panels and floral and Doric motif capitals. These pilasters were manufactured by Christopher and Simpson of St. Louis. Across the width of the storefront is a small plexiglass and wood awning added ca. 1965. On the second floor are original one-over-one rectangular wood sash windows set within segmental arches. These arches have connecting brick relief arching of yellow glazed brick. Above the windows is elaborate corbelled brickwork of red and yellow glazed brick. On the West Front Street facade is an original entrance opening on the first floor. This entrance has been covered with plywood panels and another entrance and windows on this facade have been enclosed with brick. On the second story are one-over-one rectangular wood sash windows with brick relief arching. (C)

12. 212 West Grand Avenue (Photo # 3): One-story brick building constructed ca. 1905. this building was remodeled ca. 1960 with a new brick facade and storefront. Across the width of the building is a wood shed awning added in 1982. (NC)

13. 213 West Grand Avenue (Photo # 4): One-story, three-bay, rectangular plan commercial building constructed of glazed hollow-core tile. The building has a hipped roof of asphalt shingles and exterior of tan and orange glazed tiles. The entrance has a ca. 1980 aluminum and glass door. Above the door is a transom bar with a three-light glass and wood transom. Flanking the entrance are original twenty-four-light glass and wood display windows with brick sills. at the eaves are exposed rafters. The east facade faces into an alley and has five pairs of four-light casement windows. One window opening has been enclosed for a window air conditioning unit. The interior is composed of one large room which has been remodeled with ca. 1980 wood paneling. (C)

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14. 214 West Grand Avenue (Photo # 3): One-story, three-bay, rectangular plan brick building built ca. 1905. The building has an altered storefront but retains its upper facade detailing. The storefront was altered ca. 1980 and each bay has single-light display windows resting on brick piers. Dividing each bay are original cast iron pilasters with incised floral decoration and fluted and recessed circular panels. These pilasters were manufactured by Christopher and Simpson of St. Louis. Above the storefront are transoms which have been covered with wood panels. Across the width of the storefront is a shed roof wood awning added in 1982. The upper facade has its original brick exterior and features incised brick banding and a corbelled brick cornice. The interior has been remodeled and no original fabric is visible. Despite the alterations to the building it still displays its original corbelled brick upper facade and cast iron pilasters and is considered contributing to the district. (C)

15. 216-218 West Grand Avenue (Photo # 3): One-story, six-bay, rectangular plan commercial building constructed ca. 1905. The building has two separate storefronts. The west storefront has a recessed entrance which was remodeled ca. 1960 with brick bulkheads, a wood and glass display window, and a single-light glass and wood door. Flanking the entrance are two-light display windows and brick bulkheads also added in the ca. 1960 remodeling. The east storefront is largely intact and has a recessed entrance with a ca. 1970 aluminum and glass door. Over the door is an original two-light transom. Flanking the entrance are original display windows with wood surrounds and copper muntins. The display windows rest on original poured concrete bulkheads. Dividing each bay are original cast iron pilasters. These pilasters have recessed panels, floral medallions, and were manufactured by Christopher and Simpson of St. Louis. The pilasters and bulkheads rest on cast iron lug sills. Transoms above the storefronts have been covered with plywood panels and across the width of the storefronts is a shed roof wood awning added in 1982. The upper facade has indented brick and a corbelled brick cornice. The North Ash Street facade is composed of six-course common-bond brick and in the north bay is a segmental arched one-over-one sash window. At the rear of the building is a ca. 1930 concrete block addition with double doors of wood and metal. The interior is composed of open floor space and has dropped ceilings and added wall paneling. (C)

16. 103 North Locust Street, City Hall (Photo # 2): Two-story, three-bay, rectangular plan brick building constructed in 1906 with a brick foundation, hipped roof of asphalt shingles, and a stucco exterior. The building was originally constructed of six-course common-bond brick but the east (Locust St.) and south (Grand Ave.) facades were covered with stucco in 1955. The Locust Street facade has an original entrance bay with a one-story shed roof entry porch. This porch has original Tuscan columns which rest on ca. 1940 poured concrete piers. The entrance has original double doors of single-light and two-panel glass and wood design. Over the doors is a transom bar

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and rectangular single-light transom. Windows on the upper facade are original one-over-one rectangular wood sash with concrete sills. Below the eaves are added wood panels. The Grand Avenue facade was remodeled ca. 1955 and has eight bays. There are four entrances on this facade with ca. 1970 aluminum and glass doors. Windows are single-light aluminum and glass. Across the width of this facade is a shed roof awning added in 1982. The upper facade has seven bays of one-over-one rectangular wood sash windows. On the rear (west) facade is a one-story ca. 1925 brick addition with a ca. 1970 storefront. The interior of the first floor has been remodeled and no historic fabric remains. The Locust Street entrance opens into a wood staircase connecting with the second floor. This staircase has an original wood railing with a square newel post. The second floor has a large meeting hall and four individual offices. The interior has wood floors and plaster walls and ceilings. The meeting hall, or what was originally the opera house, has one large room with tongue-in-groove wainscoting and a pressed metal ceiling. (C)

17. 105-109 North Locust Street (Photo # 2): One-story brick, three-bay, rectangular plan commercial building constructed between 1911 and 1915. The building was constructed as a service station and has a recessed two-bay drive-thru divided by brick piers. The building has three separate storefronts. All three retain their original single-light glass and wood doors with original hardware and rectangular single-light transoms. The south and central storefronts have transoms with ca. 1960 aluminum and opaque lights. The transoms in the north storefront are covered with wood panels. Display windows are ca. 1960 aluminum and glass design and rest on original brick piers. One section of the central storefront has had its display window removed and wood panels added. The interior retains original open floor space with skylights and plaster walls, and concrete floors. Adjacent to the south storefront is an entrance with a ca. 1985 glass and wood door. The upper facade has incised brick banding and a corbelled brick cornice. Just above the storefront and recessed bay is a belt course of yellow glazed soldier course brick. (C)

18. 111 North Locust Street (Photo # 9): One-story, four-bay, brick rectangular plan building constructed ca. 1925 for office space. The building has a concrete foundation and an exterior of white glazed brick. The building has two primary entrances which have original single-light glass and wood doors. Added to the door openings are full-view storm doors. Two window openings on the main facade have ca. 1970 single-light wood windows. Below the windows are glazed brick sills. Dividing the two entrance bays are brick pilasters with concrete piers at the roofline. Except for these piers, the building has a flat parapet with terra cotta coping. The other facades of the building are of five course common bond brick construction. The interior has been remodeled and no original fabric is visible. (C)

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19. 100-106 South Locust Street, Boyd's Department Store (Photo # 8): One-story, six-bay, rectangular plan brick commercial building constructed ca. 1909. The building has two storefronts which are largely original. Each storefront has a recessed entrance with two single-light glass and wood double doors. The recessed entrances have floors of concrete. Above the doors are rectangular single-light transoms. Flanking the entrances are large single-light display windows with copper muntin bars. The display windows rest on original concrete bulkheads. Across the width of the storefront is an original wood shed awning attached to the upper facade by chains and anchors. Above the storefront are transoms which have been covered with wood panels. In the upper facade are recessed rectangular brick panels. At the roofline is a corbelled brick cornice and a flat parapet. The Grand Avenue facade has an entrance with a single-light glass and wood door and flanking display window. This display window rests on brick bulkheads added ca. 1950. Attached to the east facade of the building is a ca. 1925 one-story brick addition. This addition has a single-light glass and wood door. Flanking the door are single-light glass display windows on brick bulkheads. At the roofline is a corbelled brick cornice and terra cotta coping. Across the width of the building is a ca. 1960 plexiglass and metal shed awning. The interior has a concrete floor, plaster and wood walls and open floor space. The interior has a wood column support system and a coffered pressed metal ceiling. The ceiling panels have egg and dart and floral designs. At the rear of the building is a raised mezzanine area and beneath is a vault and scale. (C)

20. 101 South Locust Street (Photo # 1): One-story, three-bay, rectangular plan brick building constructed in 1920 as a bank with a chamfered corner entrance. This entrance has a ca. 1970 aluminum and glass door, original transom bar and an arched, single-light transom. The transom has been enclosed with a wood sign panel. The building has a concrete foundation and an exterior of stretcher-bond wire brick. The Locust Street facade has two original single-light glass and wood rectangular display windows. Across the width of both facades is a wood shed awning added in 1982. The Grand Avenue facade has nine bays with three entrance openings. Each entrance has a ca. 1970 aluminum and glass door and arched transom. These transoms have been covered with wood panels. Flanking the doors are original tri-part windows. The central window has a large single-light and is flanked by narrow rectangular wood sash windows. Transoms above these windows have been covered with wood panels. In the upper facade of the building is a header-bond brick belt course and rectangular panels of soldier-course brick. At the roofline is a corbelled brick cornice and parapet of terra cotta coping. The bank retains its original vault manufactured by Howe Scale Company of St. Louis. The interior has been remodeled. (C)

21. 103-109 South Locust Street (Photo # 1, 10): One-story, four-bay, rectangular plan brick commercial building constructed ca. 1900. The storefronts and upper facade are of pressed metal. The 103 storefront is the

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widest of four storefronts and has a recessed entrance with double single-light glass and two-panel wood doors. Above the doors is a two-light rectangular transom. Flanking the entrance are single-light display windows which rest on rectangular paneled wood bulkheads. Above the display windows are two-light and four-light transoms. The 105 storefront has a recessed entrance with a ca. 1920 single-light glass and wood door. Flanking the door are single-light display windows which rest on scored concrete bulkheads. Above the display windows and entrance bay are two-light transoms. The 107 storefront has original paired double doors that are flush with the sidewalk. These doors are single-light glass and two-panel wood. Flanking the entrance are single-light display windows on rectangular paneled wood bulkheads. Above the entrance and display windows are two light transoms. The 109 storefront has a recessed entrance with a single-light and paneled wood door. Flanking the door are single-light display windows which rest on paneled wood bulkheads. Above the entrance and display windows are two-light transoms. Dividing each storefront bay are undecorated cast iron pilasters. Across the width of the building is a ca. 1950 corrugated metal awning. The upper facade is composed of pressed metal panels in floral, acanthus leaf, and garland and swag designs. The interior of the building retains plaster walls, wood floors, tongue-in-groove wainscoting and wood ceilings. Some sections have been subdivided with wood partition walls and have lowered ceilings. (C)

22. 117 Magnolia Street, Pol-Mac Hotel (Photo # 16, 17, 18): Two-story, nine-bay, ell-plan building with a concrete foundation, hipped roof of asphalt shingles, and an exterior of yellow glazed stretcher-bond brick. On the main (east) facade is a one-story shed roof porch with original Tuscan columns. This open porch originally extended along the south facade but this section was enclosed with wood and glass panels ca. 1954. Between the wood columns are wrought iron railings added ca. 1954. The main entrance has an original single-light glass and wood door, single-light sidelights, and a three-light rectangular transom. This entrance is set within a segmental arch which has two courses of brick relief arching. Secondary entrances have original single-light transoms, and some retain original screen doors. These entrances are also set within segmental arches. Windows are original one-over-one rectangular wood sash set within segmental arches. These windows have concrete sills and connecting the window arches is brick belt coursing. At the roofline of the main facade is a hipped dormer with added aluminum-sided panels. The interior of the building retains its original lobby and floor plan. The lobby has a pressed metal ceiling, plaster walls, and wood floors covered with linoleum. In the lobby is a brick fireplace and mantle with a glass light. The original staircase remains with tongue-in-groove panels. Doors are original four-panel wood with single-light transoms. Also remaining are original glass fixtures and ceiling fans. (C)

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The Campbell Commercial Historic District is significant in the areas of architecture and commerce and is being nominated under National Register criteria A and C. The buildings that make up the heart of the business district retain much of their original architectural details and form a cohesive historic district. There are twenty-two buildings in the district, only three of which are non-contributing. The contributing buildings represent Campbell's first mercantile establishment (Rice Hardware building, 1883) as well as the first permanent buildings in the commercial area. Campbell was a railroad town that was not founded until late in the nineteenth century. Its commercial development reflects its roots with several old bank and hotel buildings, as well as one of the original department store buildings (Boyd's, ca. 1909).

Prior to the founding of the town of Campbell, the surrounding area was made up of only a few small farming communities. Dunklin County had been formed in 1845 and named for a former Governor of Missouri. The Mason-Dixon Line ran west from the Mississippi River, through Dunklin county, down the center of Grand Avenue in the future city of Campbell. The Little River Valley and Arkansas Railroad was built westward from New Madrid to Malden in 1878. This railroad was acquired by the Texas and St. Louis Railroad in 1881 and the line was extended southwest into Arkansas.⁶ Merchants and residents of the nearby community of Four Mile moved closer to the rails to form the nucleus of what was to become Campbell. In 1882, the line was opened and a number of residences and stores were built adjacent to the railroad line. The first business in town was a general store operated by the Lasswell Brothers, and the first saw-mill was operated by E.C. Haines.⁷

The town was first named Williamsville, then Lyman, but both names were rejected because there were already towns in Missouri and neighboring states with those names. Finally, the name Campbell was chosen and approved and in 1882 the post office was moved to the new town from Four Mile.⁸ The exact origin of the Campbell name is not known with several different sources cited

⁶ Goodspeed's History of Southeast Missouri (Chicago: Goodspeed Publishing Company, 1888; reprint ed., Cape Girardeau, Missouri: Ramfire Press, 1955), p. 386.

⁷ Mary F, Smith-Davis, History of Dunklin County, Missouri 1845 - 1895 (St. Louis: Nixon-Jones Printing Company, 1896; reprint, Kennett, MO: Thrower Printing Company, 1962), 109 (page reference is to reprint edition).

⁸ Campbell Area History, 8.

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by local historians.⁹ The town grew rapidly and by 1892, Campbell became incorporated as a village. There are no census figures for Campbell in 1890, but the town's population is listed as 787 in 1900. The lumber industry moved into the area and Campbell became a timber center and a fourth class city by 1900. Although the timber was nearly depleted by 1908, the town continued to grow steadily and by 1910, the town's population had grown to 1,781.¹⁰ The census figures for Dunklin County report a 25% increase in population between 1900 and 1910.

Campbell became a major commercial center of the region in these years due to the influence of the railroads. The Texas and St. Louis Railroad was reorganized several times and in 1891 was named the St. Louis Southwestern. This route through Campbell became known as the Cotton Belt line.¹¹ In 1891, the St. Louis, Kennett, and Southern Railroad was built into Campbell north from Kennett and was later acquired by the Frisco Railroad.¹² This railroad construction resulted in additional growth and development in Campbell. A passenger and freight depot was built at Ash and Front Streets (now demolished) and commercial buildings were constructed on several of the adjacent blocks. Businesses such as the Rice Hardware Company and Boyd's Department Store were thriving concerns of the period. Campbell's commercial area became lined with modern brick storehouses by 1905 and the prominence of the community was further signified by the construction of the two-story City Hall building and opera house in 1906.

By 1912 there were nineteen general stores in town, in addition to restaurants, drug stores, and other small business interests. There were also ten factories located south of the railroad line most of which produced lumber or timber products. Another impact on the population growth was the implementation of a drainage plan for southeast Missouri which opened up new areas for farmland. The population growth between 1900 and 1910 mirrors an economic prosperity that is reflected in the architecture of the commercial

⁹ Emma Gardner Crow, "Early History of the City of Campbell." Dunklin County Historical Society, vol. 1 (Kennett, Missouri: Thrower Printing Company, n.d.) p. 57.

¹⁰ Ibid., 10, 12.

¹¹ "88 Years of Transportation Progress: A History of the St. Louis Southwestern Railway." (n.p., n.d.) pp. 32 and 42.

¹² Elman Merritt, "Ham's Train," Dunklin County Historical Society, vol. 1 (Kennett, Missouri: Thrower Printing Company, n.d.), p. 6.

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Section number 8

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district. Thirteen of the district's nineteen contributing buildings were constructed between ca. 1900 and ca. 1915.

Many hotels operated in Campbell in its early years, supported by the railroads. Most of the hotels burned down prior to the 1920s and the Pol-Mac and the Cotton Belt Hotels are the only two remaining railroad hotels in Campbell. The first hotel was built by L.D.C. Pollock in 1883 on the east corner of Grand Avenue and Locust Street. It burned in 1884 and the Campbell Hotel was built by J.W. Harris in 1885. It burned in 1908. The Lasswell Hotel was also built in 1885 and was Campbell's first \$2.00/day hotel. Located on the south corner of Ash Street and Grand Avenue, it burned around 1910. The Cotton Belt Hotel was built on the west corner of Front and Ash Streets, across from the Union Railway Depot. The Pol-Mac Hotel was constructed in 1912 by Louis McCutchen, Sr., and Daniel F. Pollock to serve as the finest hotel on the Frisco Railroad between St. Louis and Memphis. The Pol-Mac maintained a top-quality reputation for its excellent meals, service and management for many years. Improvements in highway transportation led to the demise of the Pol-Mac Hotel and in 1954, it became the General Baptist Rest Home. The rest home moved to a new location in 1977, and the Pol-Mac was converted into apartments.¹³

Several banks were organized around the turn of the century and into the 1920s. The Bank of Campbell was the first bank founded in the town in 1897, the third largest bank in Dunklin County at the time of its organization. First National Bank was the only National Bank in the county and was located in Campbell in 1903. In 1921, the bank moved to a new building at 101 South Locust Street. In 1922, it consolidated with the Bank of Campbell, becoming one of the largest in southeast Missouri. The bank building retains its original vault manufactured by Howe Scale Company of St. Louis. The interior has been remodeled. The First State Bank became Campbell's third bank in 1915 and located in the building at 101 South Ash Street. When it opened, it was provided with modern fire and burglar-proof safes and vaults. The interior of the bank was decorated with white marble, mahogany, and bronze. The base of the walls were lined with white marble and the floor was laid with white tile. The first story exterior was stuccoed around 1920 and the original arched windows were later replaced by fixed, rectangular frame windows. The bank closed in 1934. In 1939, the last of Campbell's banks, the State Bank of Campbell, opened at 100 South Ash Street a building that had been constructed in 1915. Formed from the Peoples Bank of Holcomb, the State Bank of Campbell operated from 1939 to 1980 before moving to a modern building on the north corner of Locust Street and Grand Avenue.¹⁴

¹³ Ibid., 9.

¹⁴ Ibid., 10, 13, 23.

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In 1901, city authorities ordered that the streets be covered with gravel, an improvement over dirt streets. Sidewalks of board and plank construction were also constructed two or three feet above the mud that often formed in the streets. In 1902, merchants on Ash Street began placing brick walks in front of their stores. By 1914, concrete walks had been built all over town, although it was not until around 1920 that downtown streets were paved with concrete. Also in 1902, the wooden buildings on the west side of Ash Street were removed or replaced by solid brick buildings from McCutchen's Mercantile at 103 South Ash to the Cotton Belt Hotel on the corner of Ash and Front Streets.¹⁵ The buildings from 107 to 113 South Ash were burned in 1950, and were replaced in 1951 and 1963.¹⁶

Telephones were introduced in Campbell in 1900, and electricity arrived in 1904.¹⁷ One of the most outstanding events in the city's history was the drilling of an artesian well around the turn of the century. The company of Johnson and Flemming drilled the first well 980 feet deep to provide water for the Lasswell Milling Company for their engines. The water was found to be 99.3% pure, and more wells were drilled throughout the early years of the twentieth century. In 1912, a city water works was established and drew its water from the artesian wells.¹⁸ The city continues to draw its water from artesian wells.

Following the timber boom of the early 1900s the economy of Campbell became more dependent upon farming and the shipping of farm products. A peach orchard was planted in 1920 by Joe Woodall, and several other farmers soon followed suit. During the Great Depression, the University of Missouri established an experimental fruit station in Campbell and worked with local orchardmen to develop an effective method of fighting diseases and other fruit-growing problems.¹⁹

Campbell maintained a steady, if slow, rate of growth throughout the Depression. The population grew from 1,592 in 1930 to 1,786 in 1940. The merchants in town cooperated with the farmers by extending credit when they could; Rice's Hardware stayed open for business, even when daily sales

¹⁵ Ibid., 12.

¹⁶ Ibid., 15.

¹⁷ Ibid., 12.

¹⁸ Ibid., 13.

¹⁹ Ibid., 14.

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totaled only \$1.25. Sales were slow, but not at a standstill.²⁰ The Depression did halt construction activity and no buildings were constructed in the district between ca. 1930 and 1951.

Commercial activity in Campbell has remained constant in the last half of the twentieth century. The town's population grew to 1,931 in 1950 and has remained stable, only reaching 2,000 in the 1980s. Although there is an industrial park at the edge of town Campbell's economy still is largely based on agricultural. Crops grown and shipped from the surrounding area include mainly peaches, soybeans, peas, wheat, and vegetables. Several small industries supplement the incomes of farmers and orchardmen, resulting in a diversified and stable economy.²¹

The commercial area of Campbell is an excellent example of a business district which developed at the turn of the century. The railroad (now St. Louis Southwestern) continues to pass through the community although no depot presently exists. Many businesses continue to operate in the downtown area and it remains a viable commercial area of the community. Few buildings have been significantly altered and they retain their integrity of design. The Campbell Commercial Historic District is an integral part of the historical and architectural growth and development of Campbell, Missouri.

²⁰ Ibid., 319.

²¹ Ibid., 15.

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Section number 9

Campbell Commercial Historic District Page # 1

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Verbal Boundary Description: The Campbell Commercial Historic District is shown as the heavy black line on the accompanying map titled "Campbell Commercial Historic District (scale: 1" = approx. 60')". This map was adapted from the 1923 Sanborn Insurance Map of Campbell.

Verbal Boundary Justification: The boundaries encompass all contiguous pre-1940 commercial buildings in the downtown area which have not been significantly altered. The boundary is drawn on the east, north, and west to exclude modern or altered commercial and residential buildings. The southern boundary is defined by existing buildings and Front Street which borders the railroad right-of-way.

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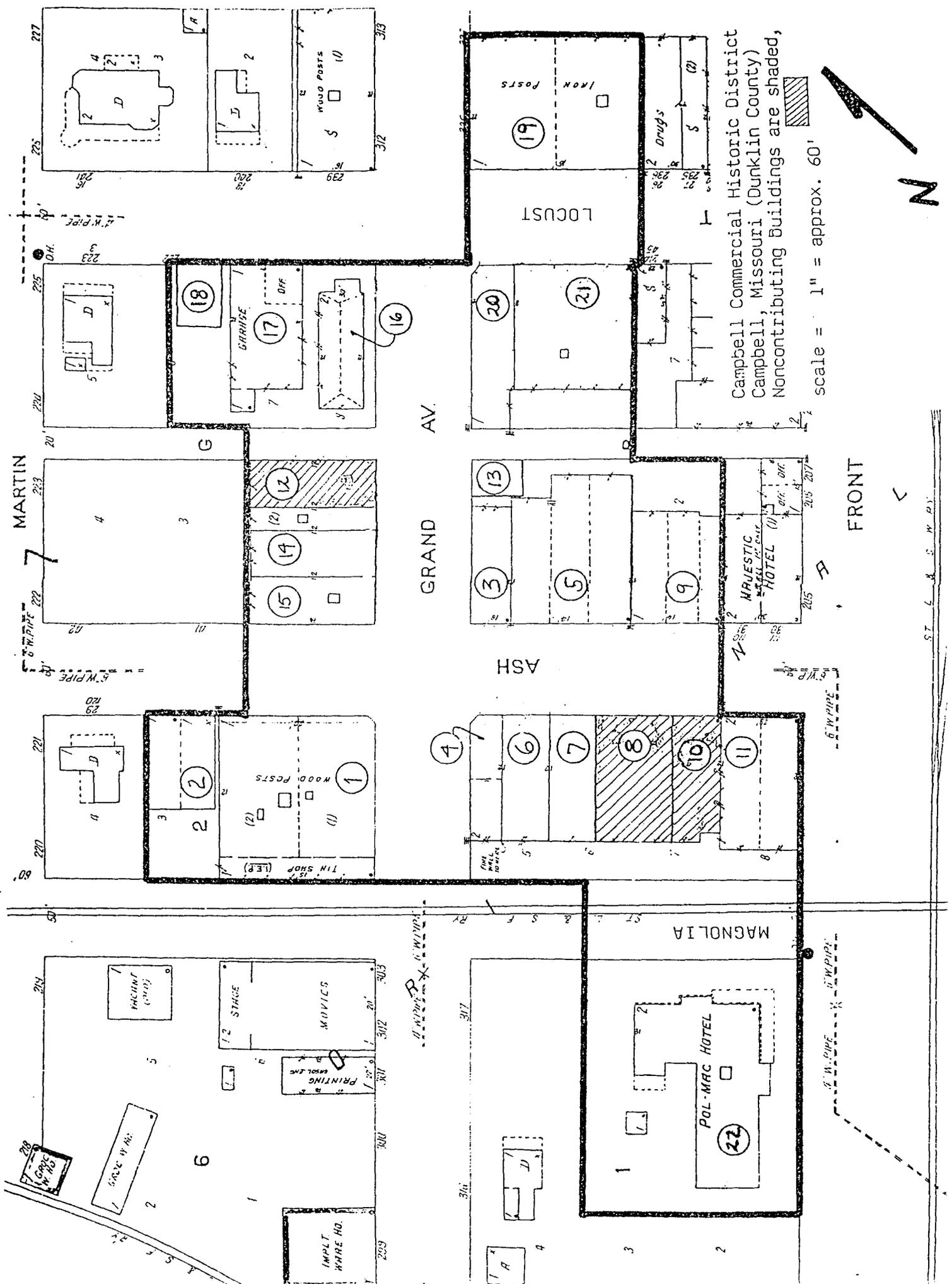
Section number Photographs Campbell Commercial Historic District Page # 1

The following is the same for all photographs:
Campbell Commercial Historic District
Campbell, Missouri 63933

photographs by Philip Thomason
27 March 1991

negatives: Missouri Department of Natural Resources
Jefferson City Missouri

- Photo # 1: Streetscape - West side of South Locust Street (south)
- Photo # 2: Streetscape - West side of North Locust Street (northwest)
- Photo # 3: Streetscape - North side of West Grand Avenue (north)
- Photo # 4: Streetscape - South side of West Grand Avenue (east)
- Photo # 5: Streetscape - East side of South Ash Street (north)
- Photo # 6: Streetscape - West side of South Ash Street (south)
- Photo # 7: Streetscape - West side of North Ash Street (west)
- Photo # 8: 100-106 S. Locust Street (north)
- Photo # 9: 111 North Locust Street (south)
- Photo # 10: 103-109 South Locust Street (west)
- Photo # 11: 100 South Ash Street (east)
- Photo # 12: 101 North Ash Street (west)
- Photo # 13: 101 South Ash Street/303-307 West Grand Avenue (northwest)
- Photo # 14: 104-106 South Ash Street (east)
- Photo # 15: 115-117 South Ash Street (west)
- Photo # 16: 117 Magnolia Street (west)
- Photo # 17: 117 Magnolia Street (east)
- Photo # 18: 117 Magnolia Street (interior)



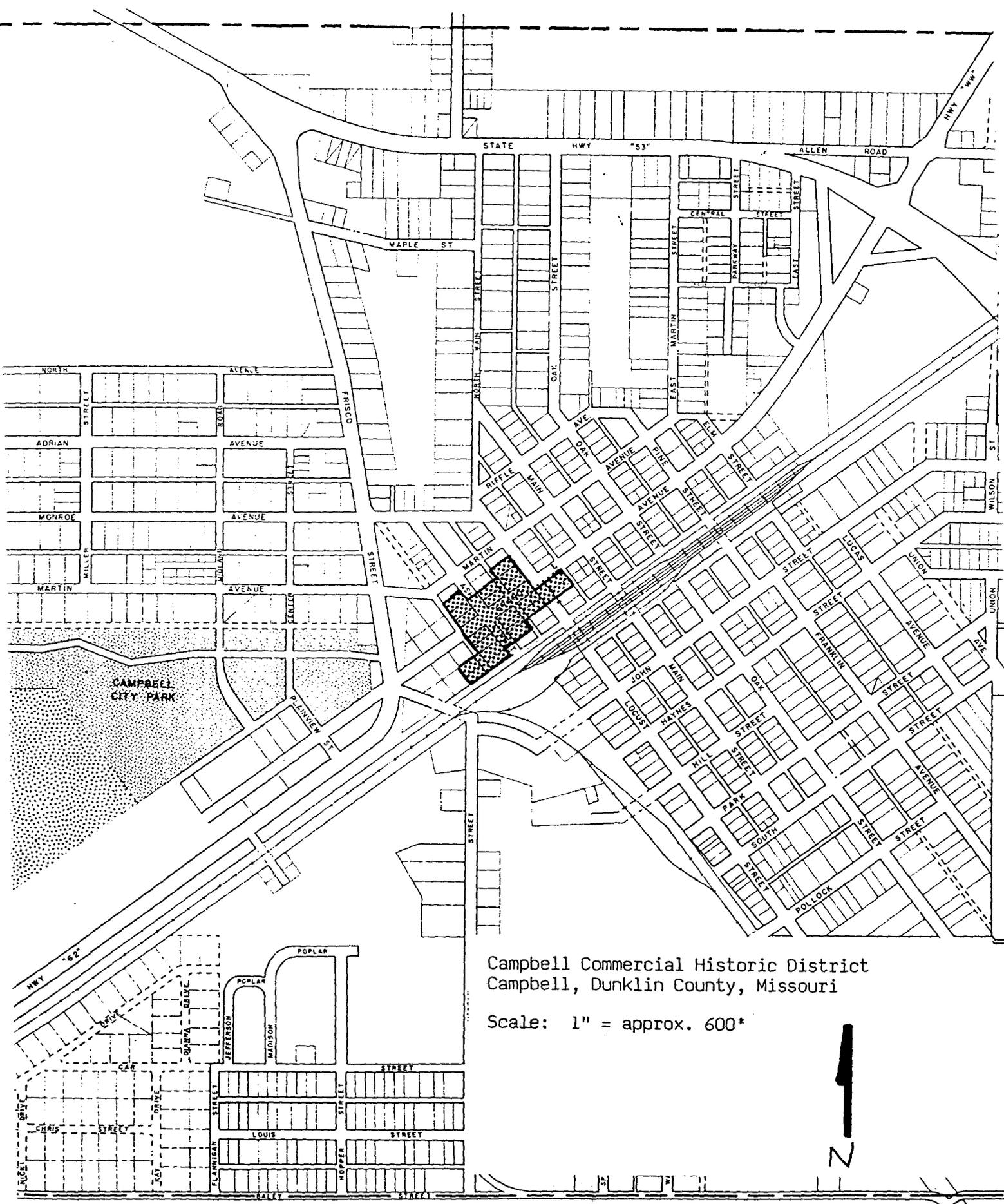
Campbell Commercial Historic District
 Campbell, Missouri (Dunklin County)
 Noncontributing Buildings are shaded,

scale = 1" = approx. 60'



FRONT

ST. L. & S. W. RY.



Campbell Commercial Historic District
 Campbell, Dunklin County, Missouri

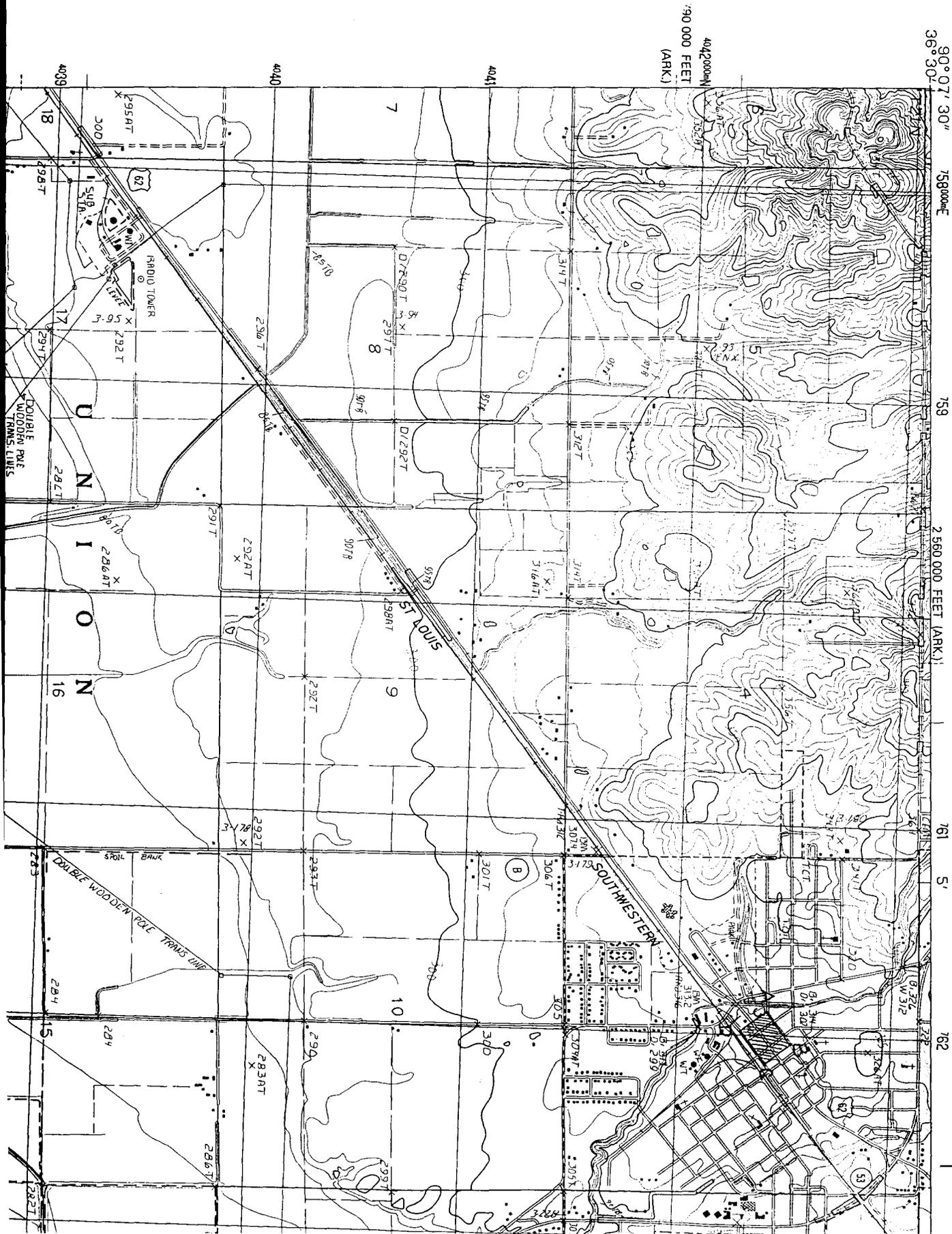
Scale: 1" = approx. 600'



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

*Campbell Commercial Historic District
Campbell, Dunklin County, Missouri*

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- B. 15/762040/4042540
- C. 15/762140/4042420
- D. 15/761980/4042300



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RISLEYS' *Wholesale*

VARIETY STORE

PEACH TREE
& UPHOLSTERY

LIBRARY

STOP







APPLIANCE

FURNITURE

KITCHEN APPLIANCE

CROCKERY

HOUSEHOLD GOODS











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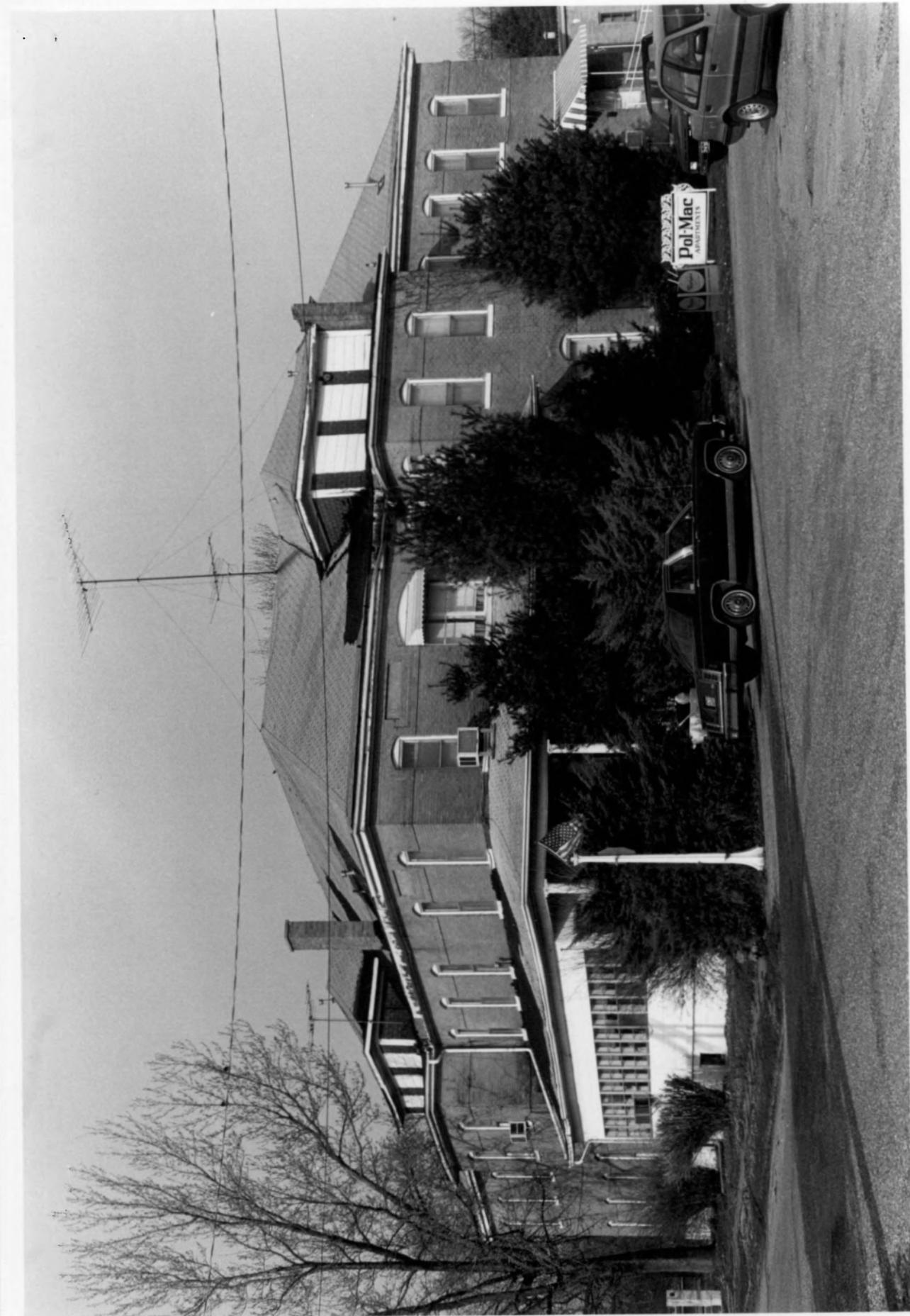
DUNNELL COUNTY
LIBRARY
CAMPBELL BRANCH

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19-CITY HALL-06

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